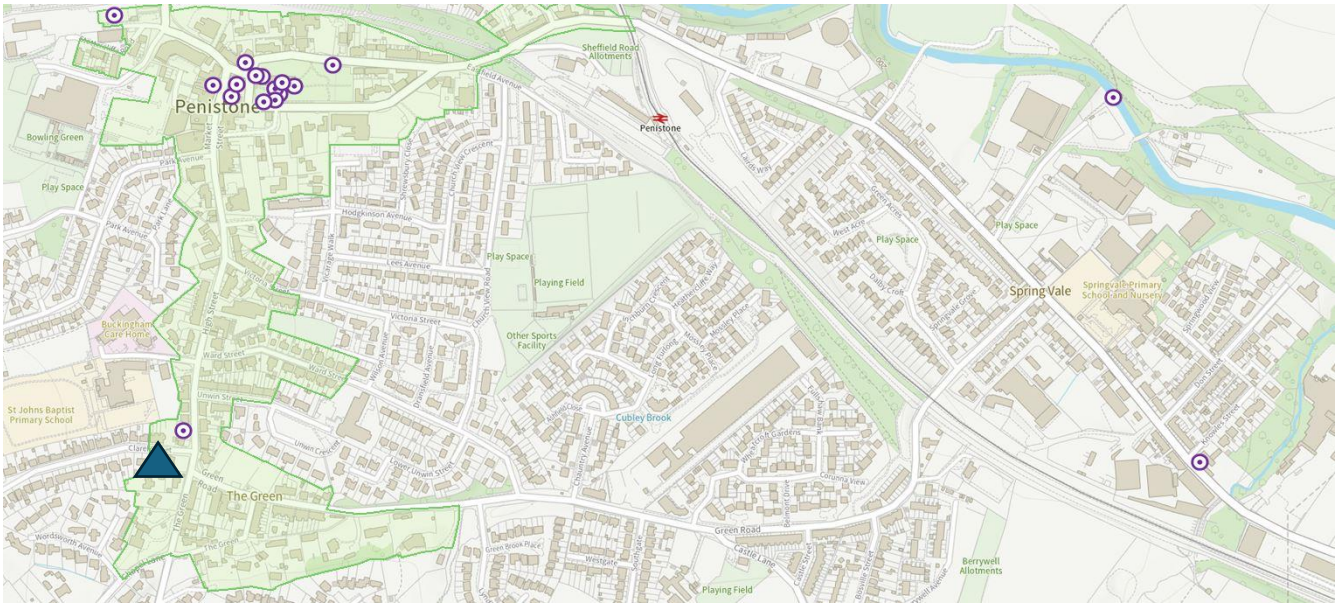
A Heritage Statement

"Rotherwood Lodge" 1A Clarel Street, Penistone, S36 6AU.

1. Introduction

A Planning application has been recently submitted for a side addition to a relatively recently converted and extended building that was previously an ancillary building to its former host "Rotherwood". The building is on the edge of the Penistone Conservation Area boundary and the Council requires a heritage statement although the majority of Clarel Street is more contemporary and outside the conservation area.

Penistone itself is a market town and it is understood that this was established by charter in 1699 with the market itself been street-based until about 1910.



As can be seen from the above map extract, the site, identified by the blue triangle, is on the south-western fringe of the towns conservation area to the south of the main proliferation of listed buildings to the northern edge of central Penistone centred around Shrewsbury Road and Market Street and within this cluster the predominant listed buildings are the Grade I listed medieval parish church of St John the Baptist Church and The Old Cloth Hall. The conservation area also embraces significant areas of mainly residential uses along the historic routes of the High Street and Downing Square. The town has also seen the introduction of more contemporary buildings/structures including new supermarkets, a library and a health centre along the main frontages with the most recent/significant developments including the large Tesco supermarket, the oak-framed market hall and the commercial units on Bridge Street on the northern approach to the town centre.

Penistone is seen as one of Barnsley's principal towns which along with the main town centre are identified as the focus for growth in the borough in the current Local Plan and its associated policies with significant areas of land identified for new housing development in or close to Penistone town centre.

2. The Proposal.

The host building was the subject of conversion and extension in late 2019 and early 2020 following the grant of planning permission under application number; 2019/0150 and was formerly an ancillary building to its own former host building Rotherwood, a substantial detached residence occupying an slightly elevated site at the beginning of Clarel Street on the fringe of the local conservation. Rotherwood is again in private residential use after a period of more commercial use as office space. The host building comprises the former garage that was converted to sleeping/sanitary accommodation and extended to the south with open-plan living-dining-kitchen accommodation.



Photo 1. Shows the now converted host building facing the conservation area and its south-western fringe immediately to the right side of the building and although the final evaluation of the current proposal will lie with the planning case officer in architectural/heritage terms this view illustrates the much improved presentation of the building to the wider conservation area with the closely matching natural stone masonry infill to the former garage door, the relatively simple and traditional looking fenestration and the new pitched roof in one of the predominant local roof forms and matching materials present on the main High Street and generally in the surroundings.

3. Conservation Area Impact

In the immediate area along the High Street and the approach to Clarel Street there is no particular street scene aesthetic with there being buildings of varied architectural character including No's 104 to 108 immediately adjacent to the entrance to Clarel Street which includes No's 104 and 106 which are characteristic of traditional weavers cottage buildings built to accommodate workers producing the locally distinctive white cloth sold in the Penistone Cloth Hall in the 19th century.





Photo 3 above shows the varied domestic properties opposite the entrance to Clarel Street and facing the aforementioned buildings No's 104 – 108 High Street and includes No.99 which is a historic cottage and the adjacent Oak Bank a more contemporary "villa" style property more akin with Rotherwood.

Generally speaking, the High Street in this vicinity is a collection of houses varying from mainly 19th century cottages interspersed by more modern houses and villas and more contemporary structure for public use. To the south-east of Rotherwood is the more contemporary development of flats/ houses on the site of a former sawmill as can be seen in the following Photo 4.



The proposed small scale side extension set over 10M back from the front elevation and representing only an 48.2% addition to the side when compared to the existing front elevation width and seeming to have no adverse impact on the conservation area in the vicinity with it being so varied in the locale nor on the wider conservation area with the proposal being so subservient to the host building. The proposal will also be entirely compatible with the now domestic use of the building consistent with its setting on Clarel Street a predominantly residential area. As before the proposal has no impact upon the historic road pattern in the area and will continue to support the planning objective of improving housing development and mix in the Penistone Area.